

SEBASTIAN COUNTY RATIO STUDY REPORT

September 15, 2011

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)				
REAL ESTATE (COMMERCIAL)				
REAL ESTATE (VACANT)				
TOTAL REAL ESTATE				
REAL ESTATE AGRICULTURAL VALUE				
PERSONAL (AUTO/OTHER)	153,466,315	19.77	776,374,889	
BUSINESS PERSONAL	301,614,085	20.00	1,508,070,425	
GRAND TOTAL	455,080,400		2,284,445,314	19.92

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED					
	COMMERCIAL IMPROVED					
	VACANT LAND					
AGRICULTURAL						
PERSONAL (AUTO/OTHER)		30	19.77			
BUSINESS PERSONAL		49	20.00	20.00	20.00	0.02

SEBASTIAN COUNTY RATIO STUDY REPORT

September 15, 2011

RATIO STUDY BREAKDOWNS										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
RATIOS BY CITY										
Fort Smith									43	20.00
Greenwood									6	20.00

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
RATIOS BY SCHOOL										
Fort Smith									42	20.00
Greenwood									7	20.00